

BILL NO. ^A98-04-01

4 3

APPROPRIATION NO. A-02-94

1
2 AN ORDINANCE appropriating monies
3 into an account enabling the lease
4 payment to be made to Standard
5 Federal Plaza Associates in
6 accordance with a Lease Agreement
7 dated April 13, 1988;

8 WHEREAS, on April 13, 1988, the Fort Wayne
9 Redevelopment Commission adopted Resolution 88-11,
10 approving a lease agreement with Standard Federal Plaza
11 Associates for the lease of 270 parking spaces in the
12 garage of the Standard Federal Plaza Building; and

13 WHEREAS, said Lease Agreement required Common
14 Council approval; and

15 WHEREAS, on May 10, 1988, the Common Council of
16 the City of Fort Wayne did pass Resolution R-88-04-26,
17 which approved said lease agreement between the Fort
18 Wayne Redevelopment Commission and Standard Federal Plaza
19 Associates;

20 WHEREAS, the duration of said lease agreement
21 is ten (10) years commencing from June 5, 1989, the day
22 the Certificate of Occupancy was issued for the Standard
23 Federal Plaza Building;

24 WHEREAS, said agreement provides for the annual
25 appropriation of the lease payment for the 270 parking
26 spaces; and

27 WHEREAS, funds in the amount of \$199,176.00
28 will be received on or about June 30, 1994; and funds in
29 the approximate amount of \$199,176.00 will be received on
30 or about December 30, 1994; and

31 WHEREAS, said lease payment represents the TIF
32 portion of property taxes collected as follows:

SPRING 1993 pay 1994	\$199,176.00 (estimate)
FALL 1993 pay 1994	\$199,176.00 (estimate)

WHEREAS, the City Controller recommends
approval of said appropriation for said lease payment;
and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That there is hereby appropriated
to the 1994 budget account of the department listed
below, the following amounts to wit:

ADDITIONAL APPROPRIATION

TIF ALLOCATION FUND	LEASE PAYMENT	<u>Appropriation</u>
4399		\$ 398,352.00

SECTION 2. That this ordinance shall be in
full force and affect from and after its passage and all
necessary approval by the Mayor.

Clitus R Edmonds
Council Member

APPROVED AS TO FORM
AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Edmonds, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Monday, the 22nd, day of March, 1994, at 5:30 o'clock P.M., E.S.T.

DATED: 3-8-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by _____, and duly adopted, placed on its passage. PASSED ~~Lost~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 3-22-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. A-02-94

on the 22nd day of March, 1994

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of March, 1994, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of March, 1994, at the hour of 9:00 o'clock A.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



Fort Wayne Redevelopment Commission

MEMORANDUM

A-04-03-01

TO: Fort Wayne City Council Members

FROM: Ron Fletcher, Executive Director
Fort Wayne Redevelopment Commission

DATE: January 6, 1994

SUBJECT: Standard Federal Plaza Garage Lease Payment

R.F.

The Fort Wayne Redevelopment Commission entered into a garage lease agreement with Kirco-Keenan Office Associates on April 13, 1988, to lease 270 parking spaces in the Standard Federal Plaza Parking Garage. This was part of an overall \$20.0 Million financing package for the development of the 245,000 sq. ft. Class A Standard Federal Plaza office building. The major terms of the agreement are as follows:

1. Redevelopment Commission would lease 270 parking spaces for ten years from the hours of 6:00 p.m. to 6:00 a.m., Monday through Friday, and from 6:00 p.m. Friday to 6:00 a.m. Monday; the amount of the lease is to be the amount of the Tax Increment generated from the development. Parking would be available to the public during this time.
2. The developer would not ask for tax abatement even though they are entitled to receive 50% of their taxes on the improvements back over the ten year period.
3. The lease amount shall equal the Tax Increment generated by the project.
4. Developer would construct a 245,000 sq. ft. Class A office space and 270 space parking garage.

The Redevelopment Commission received lease approval from City Council on May 11, 1988, Resolution R-21-88.

The tax increment anticipated from the Allen County Auditor on or about June 30, 1994, as the Spring installment of 1993 pay 1994 real estate taxes is estimated to be \$199,176.00. The same estimate, \$199,176.00, is anticipated to be received on or about December 30, 1994 as the Fall installment. Total additional appropriation is \$398,352.00. According to state statutes, I have

One Main Street, Rm 840 City-County Building
Fort Wayne, Indiana 46802
Telephone: 219-427-1127
Fax: 219-427-1375

to request an additional appropriation before lease payments can be made to the developer.

If you need any additional information please call me at 427-1127.

NOTICE TO TAXPAYERS OF
ADDITIONAL APPROPRIATIONS

Notice is hereby given to the taxpayers of the City of Fort Wayne, Allen County, Indiana, that the Common Council of said Municipally will, at the COMMON COUNCIL CHAMBERS ROOM 126, City-County Building, Fort Wayne, Indiana, on TUESDAY, the 22ND OF MARCH, 1994, at 5:30 P.M., o'clock, Eastern Standard Time, consider the following additional appropriations which said Council considers necessary to meet an extraordinary emergency existing at this time.
BILL NO. A-93-04-01

WHEREAS, on April 13, 1988, the Fort Wayne Redevelopment Commission adopted Resolution 88-11, approving a lease agreement with Standard Federal Plaza Associates for the lease of 270 parking spaces in the garage of the Standard Federal Plaza Building; and

WHEREAS, said Lease Agreement required Common Council approval; and

WHEREAS, on May 10, 1988, the Common Council of the City of Fort Wayne did pass Resolution R-88-04-26, which approved said lease agreement between the Fort Wayne Redevelopment Commission and Standard Federal Plaza Associates;

WHEREAS, the duration of said lease agreement is ten (10) years commencing from June 5, 1989, the day the Certificate of Occupancy was issued for the Standard Federal Plaza Building;

WHEREAS, said agreement provides for the annual appropriation of the lease payment for the 270 parking spaces; and

WHEREAS, funds in the amount of \$199,176.00 will be received on or about June 30, 1994; and funds in the approximate amount of \$199,176.00 will be received on or about December 30, 1994; and

WHEREAS, said lease payment represents the TIF portion of property taxes collected as follows:

SPRING 1993 pay 1994	\$199,176.00 (estimate)
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WHEREAS, the City Controller recommends approval of said appropriation for said lease payment; and

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ADDITIONAL APPROPRIATION

TIF ALLOCATION FUND	LEASE PAYMENT	<u>Appropriation</u>
4399		\$ 398,352.00

SECTION 2. That this ordinance shall be in
full force and affect from and after its passage and all
necessary approval by the Mayor.

Council Member

Taxpayers appearing at such meeting shall have a right to be heard thereon. The additional appropriation, as finally made, will be automatically referred to the State Board of Tax Commissioners, which Commission will hold a further hearing within fifteen days at the County Auditor's Office of Allen County, Indiana, or at such other place as may be designated. At such hearing, taxpayers objection to any of such additional appropriations may be heard and interested taxpayers may inquire of the County Auditor when and where such hearing will be held.

SANDRA E. KENNEDY
CITY CLERK



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

March 9, 1994

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of March 12, 1994
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. A-94-03-01
Appropriation Ordinance

Bill No. A-94-03-02
Appropriation Ordinance

Bill No. A-94-03-03
Appropriation Ordinance

Please send us 4 copies of the Publisher's Affidavit from both
newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

BILL NO. 43 A-93-04-01

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) appropriating monies into an
account enabling the lease payment to be made to Standard Federal Plaza
Associates in accordance with a Lease Agreement dated April 13, 1988

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Cletus Edmonds
Don J. Schmidt
Archie Lunsey

DATED: 3-22-94

Sandra E. Kennedy
City Clerk

FW Common Council

(Governmental Unit)

Allen

County, Indiana

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

69 lines, 1 columns wide equals 69 equivalent lines
at .33 cents per line

\$ 22.77

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

2.00

TOTAL AMOUNT OF CLAIM

\$ 24.77

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I, the undersigned, being a duly qualified Notary Public for the State of Indiana, do hereby certify that the foregoing account is just and correct, that the amount is correct, and that no part of the

NOTICE TO TAXPAYERS OF
ADDITIONAL APPROPRIATIONS
Notice is hereby given to the taxpayers of the City of Fort Wayne, Allen County, Indiana, that the Common Council of said Municipality will, at the COMMON COUNCIL CHAMBERS ROOM 126 City-County Building, Fort Wayne, Indiana, on TUESDAY, the 22ND OF MARCH, 1994, at 5:30 P.M. o'clock, Eastern Standard Time, consider the following additional appropriations which said Council considers necessary to meet an extraordinary emergency existing at this time.

BILL NO. A-93-04-01
WHEREAS, on April 13, 1988, the Fort Wayne, Redevelopment Commission adopted Resolution 88-11, approving a lease agreement with Standard Federal Plaza Associates for the lease of 270 parking spaces in the garage of the Standard Federal Plaza Building; and
WHEREAS, said Lease Agreement required Common Council approval; and

WHEREAS, on May 10, 1988, the Common Council of the City of Fort Wayne did pass Resolution R-88-04-26, which approved said lease agreement between the Fort Wayne Redevelopment Commission and Standard Federal Plaza Associates;

WHEREAS, the duration of said lease agreement is ten (10) years commencing from June 5, 1989, the day the Certificate of occupancy was issued for the Standard Federal Plaza Building;

WHEREAS, said agreement provides for the annual appropriation of the lease payment for the 270 parking spaces; and
WHEREAS, funds in the amount of \$199,176.00 will be received on or about June 30, 1994; and funds in the approximate amount of \$199,176.00 will be received on or about December 30, 1994; and

WHEREAS, said lease payment represents the TIF portion of property taxes collected as follows:
SPRING 1993 pay 1994 \$199,176.00 (estimate)
FALL 1993 pay 1994 \$199,176.00 (estimate)

WHEREAS, the City Controller recommends approval of said appropriation for said lease payment; and
NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That there is hereby appropriated to the 1994 budget account of the department listed below, the following amounts to wit:

ADDITIONAL APPROPRIATION
TIF ALLOCATION FUND; 4399; LEASE PAYMENT; Appropriation; \$398,352.00

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and all necessary approval by the Mayor.

Council Member

Taxpayers appearing at such meeting shall have a right to be heard thereon. The additional appropriation, as finally made, will be automatically referred to the State Board of Tax Commissioners, which Commission will hold a further hearing within fifteen days at the County Auditor's Office of Allen County, Indiana, or at such other place as may be designated. At such hearing, taxpayers objection to any of such additional appropriations may be heard and interested taxpayers may inquire of the County Auditor when and where such hearing will be held.

SANDRA E. KENNEDY
CITY CLERK

, 19 94

Title:

Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 3/12/94, the dates of publication being as follows:

Subscribed and sworn to before me this 12th day of March, 19 94.

MARY L ADKISON
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

FW Common Council

(Governmental Unit)

Allen County, Indiana

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

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SANDRA E. KENNEDY

CITY CLERK

Cindy Gillenwater
Clerk

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Title:

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State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 3/12/94, the dates of publication being as follows:

Cindy Gillenwater
Subscribed and sworn to before me this 12th day of Mar, 19 94.

Mary L Adkison
Notary Public

MARY L ADKISON

NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 1997

To: The Journal-Gazette Dr.
P.O. Box 100
Fort Wayne, IN

Allen _____ County, Indiana

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Date: March 12, 1994

Title: _____ Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) SS:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time , the dates of publication being as follows:

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[illegible]

FW Common Council

(Governmental Unit)

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are also easy to
 easy to take out-
 shavings and put
 Opening In Road
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